

The Meadows of Melody Ranch
Homeowner's Association

Board of Director's Meeting
Thursday, July 25, 2024 at 8:45 am
MINUTES

Board Members Present:

Jonathan Robinson
Michael Gersack
Brett Kroger
Matt Turner

GTPM:

Charley Boyton

Others:

Jessica Lighthart
Kay Stratman
Martin Brass

1) Homeowners & Guest Time

- Jessica Lighthart joined the meeting to discuss their fence proposal. Please see the review below.
- Kay Stratman and Martin Brass joined the meeting to discuss vehicles speeding in Melody Ranch. There were several different options they posed in order to help: more letters to homeowners reminding them of the limits, getting live display speed signs to collect data, create more signs and/or speed bumps, purchasing cameras to capture license plates of speeders, ask concerned resident to form a task force to make formal recommendations. Jonathan will reach out to the president of the ISD board to discuss these options.

2) ARC Review

- a. Vito – 1304 Melody Creek Ln, Lot 1-192 – open space tree removal – The Vito's have requested the removal of six spruce trees on the open space berm behind their home. They have informed all of the neighbors within 500 feet of their property and no one has objected of the removal. They have paid the \$300 deposit and \$300 removal fee for each tree. Michael made a motion to approve the open space tree removal as long as they are aware that the tree removals will be at their expense, and not the HOA's. Brett seconded the motion. The vote was all in favor.
- b. Shaw – 4310 Kestrel Ln, Lot 1-135 – variance request – The Shaw's architect submitted a variance for the foundation and finish grade. Harmony Engineering's groundwater observation report recommended to raise the house and finish grade around 20". They are requesting a variance of 9 3/8" to the top of the foundation wall and 1 5/8" to the finished grade. Jonathan made a motion to approve the height variance and to make sure they are reminded to reach out to him for an appointment before pouring any concrete. Michael seconded the motion. The vote was all in favor.
- c. Lighthart – 4245 Kestrel Ln, Lot 1-157 – fence (revisit) – The Lighthart's have changed their fence request to add control fencing to the west side of their property line to not exceed the northwest corner of their deck. The northwest corner is the most interior rear side of the home and would comply with the design guidelines for a front side of the home. The Melody Creek and Kestrel sides were both deemed "front" sides in the meeting on June 27, 2024. Jonathan made a motion to approve the fence as proposed. Matt seconded the motion. The vote was all in favor.
- d. Odzer – 1192 Melody Creek Ln, Lot 1-060 – accessory building (revisit) – Mr. Odzer submitted a to scale site plan showing the setbacks in relation to the accessory building he would like to build onto his home. The accessory building would be clad in the same materials as his home. The accessory building meets

the design guidelines and is well within the 10' setback. Brett made a motion to approve this accessory building. Michael seconded the motion. The vote was all in favor.

- 3) Executive Session – An executive session was not needed.
- 4) Approval of June 27, 2024 Board minutes – Jonathan made a motion to approve the minutes from 6/27/24 with changes. Brett seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a) Secretary Treasurer – This was not discussed.
 - i) Delinquent HOA Dues Report – There are two homeowners 90 days behind. GTPM will continue to keep working on getting payment.
 - ii) Financial Review
- 6) GTPM
 - ~ Violations – There is one homeowner receiving a second fine for not being in compliance with the Rules and Regulations. GTPM will continue to follow up on others and their violations.
 - ~ GTPM Report
- 7) Old Business – There was no discussion of old business.
 - a. MOU Request with ISD
 - b. Pond work for 2023
- 8) New Business – There was no discussion of items 'a' through 'e'.
 - a. CC&R Design Guidelines
 - b. MOU with Teton County and Pathways
 - c. Fences along pasture
 - d. New Well Info
 - e. Sprinkler Control Box
 - f. Silver Star Initiative – The Board has been invited to join a meeting on Aug 13, 2024 to discuss a collaboration with the Town of Jackson and Silver Star, in Cottonwood Park. Board members who would like to attend should do so.
- 9) Adjournment - 10:09AM